THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31221-05-2013** File Box 9-B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $108,000.00. Betty Callahan Borth Affiant Subscribed and sworn to before me this 24th day of May, 2013. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

WARRANTY DEED

Address New Owner: Betty Callahan Borth, Norbert N. Borth 6227 Bridlewood Lane Brentwood, T N 37027	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 097 090 00400

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Terry Holleman, married**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Betty Callahan Borth and husband, Norbert N. Borth** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 638 Larchwood Dr., Nashville, TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, its successors, heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

This is not now, nor has it ever been the principal residence of the Grantor herein.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 24th day of May, 2013.

Terry Holleman

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **Terry Holleman**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of May, 2013.

Notary Public

My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires MAY 3, 2016

BILL GARRETT, Davidson County
Trans:T20130044492 DEEDWARR
Recvd: 05/29/13 09:27 2 pgs
Fees:13.00 Taxes:399.60

20130529-0053819

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 21 on the Plan of Hickory Bend, Section 7, of record in Plat Book 3600, page 29, amended in Book 3877, page 691, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Terry Holleman and wife, Debbi Jan Holleman, by deed dated February 8, 2007, from Johnny Spray, married, of record in Instrument No. 20070215-0019226, Register's Office for Davidson County, Tennessee. Debbi Jan Holleman died on January 6, 2010.

This conveyance is made subject to:

1. Taxes for the year 2013, being prorated by the parties and assumed by the Grantee.
2. Restrictive covenants contained in an instrument of record in Book 3642, page 478, Register's Office for Davidson, County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code; or (b) relates to handicap, but does not discriminate against handicapped persons).
3. All matters appearing on the Plan of record as Book 3600, page 29, amended in Book 3877, page 691, Register's Office for Davidson County, Tennessee.
4. Avigation Easement and Contract of record in Book 9507, page 210, Register's Office for Davidson County, Tennessee.